

Message Text

PAGE 01 STATE 182177
ORIGIN L-03

INFO OCT-01 EUR-12 ISO-00 OPR-02 /018 R

DRAFTED BY L/M:KEMALMBORG
APPROVED BY L/M:KEMALMBORG
OPR/ASD:LSHENWICH
DESIRED DISTRIBUTION
TYD-ADMIN OFFICER, ATTN; HAROLD BURMAN
-----094268 191712Z /46

R 191355Z JUL 78
FM SECSTATE WASHDC
TO AMEMBASSY MOSCOW

UNCLAS STATE 182177

E.O. 11652: N/A

TAGS: AMGT

SUBJECT: CHANCERY DEVELOPMENTS

FOR: BURMAN, ADMIN SECTION TDY FROM LINDA SHENWICK

SUMMARY: THIS TRANSMITS TEXT OF MUNICIPAL PLANNING OFFICE
DRAFT; ATTACHMENT A TO WILKES AND ARTIS MEMO SENT SEPTTEL.

"THE PROPOSED AMENDMENT IS, AS FOLLOWS:

"I. AMEND AND ADD NEW DEFINITIONS IN SECTION 1202, AS
FOLLOWS:

CHANCERY: THE SITE AND ANY BUILDING OR BUILDINGS THEREON
CONTAINING OFFICES OF A FOREIGN MISSION USED FOR DIPLOMA-
TIC, LEGATION OR CONSULAR FUNCTIONS.

EMBASSY: THE OFFICIAL RESIDENCE OF AN AMBASSADOR OR OTHER
CHIEF OF A DIPLOMATIC MISSION OR THAT PORTION OF A COM-
UNCLASSIFIED

PAGE 02 STATE 182177

BINED CHANCERY/EMBASSY DEVOTED TO USE AS SUCH OFFICIAL
RESIDENCE.

INTERNATIONAL AGENCY: A PUBLIC INTERNATIONAL AGENCY WHICH
HAS BEEN DESIGNATED BY EXECUTIVE ORDER OF THE PRESIDENT AS
ENTITLED TO THE PRIVILEGES, EXEMPTIONS, AND IMMUNITIES OF
THE INTERNATIONAL ORGANIZATION IMMUNITIES ACT OF 1945, AS

AMENDED.

"II. ADD NEW ARTICLE 46 AS FOLLOWS:

MIXED USE DIPLOMATIC DISTRICT (D) AND RELATED PROVISIONS
FOR THE LOCATION OF CHANCERIES AND INTERNATIONAL AGENCIES:

SECTION 4601 -- PREAMBLE

THIS ARTICLE ESTABLISHES REGULATIONS FOR THE LOCATION OF CHANCERIES AND INTERNATIONAL AGENCIES. THESE REGULATIONS ARE BASED ON AND ARE NOT INCONSISTENT WITH THE FOREIGN MISSIONS AND INTERNATIONAL AGENCIES ELEMENT OF THE COMPREHENSIVE PLAN OF THE NATIONAL CAPITAL ADOPTED OCTOBER 6, 1977, BY THE NATIONAL CAPITAL PLANNING COMMISSION (FOREIGN MISSIONS ELEMENT) AND OTHER APPLICABLE PROVISIONS OF LAW GOVERNING FOREIGN MISSIONS.

IT PROVIDES THAT CHANCERIES MAY LOCATE IN MEDIUM HIGH AND HIGH DENSITY RESIDENTIAL AREAS, IN COMMERCIAL AREAS AND IN MIXED USE AREAS. IT ESTABLISHES A MIXED USE DIPLOMATIC (D) ZONE DISTRICT TO BE MAPPED IN ACCORDANCE WITH THE FOREIGN MISSIONS ELEMENT WHERE CONCENTRATIONS OF CHANCERIES EXIST. IT ESTABLISHES STANDARDS FOR THE REVIEW OF LOCATIONS OF CHANCERIES IN THE D DISTRICT AND CERTAIN OTHER SPECIFIED DISTRICTS TO ASSURE THAT THE PROPOSED CHANCERY USE AND BUILDING IN WHICH THE USE IS TO BE CONDUCTED ARE COMPATIBLE WITH THE PRESENT AND PROPOSED D UNCLASSIFIED

PAGE 03 STATE 182177

DEVELOPMENT OF THE NEIGHBORHOOD.

THIS ARTICLE ALSO PROVIDES FOR THE LOCATION OF EMBASSIES IN DISTRICTS WHERE RESIDENCES ARE PERMITTED AND FOR THE LOCATION OF INTERNATIONAL AGENCIES IN DISTRICTS WHERE OFFICES ARE PERMITTED.

4602 -- THE MIXED USE DIPLOMATIC (D) DISTRICT SHALL BE MAPPED IN ACCORDANCE WITH THE FOREIGN MISSIONS ELEMENT WHERE CONCENTRATIONS OF CHANCERIES EXIST. THE MAPPING SHALL BE IN COMBINATION WITH THE ZONE DISTRICT MAPPED IN PLACE AT SUCH LOCATIONS AND SHALL NOT BE IN LIEU OF SUCH MAPPING. ALL USES, BUILDINGS AND STRUCTURES PERMITTED IN ACCORDANCE WITH THIS SECTION AND OF THE APPROPRIATE SECTIONS OF THE REGULATIONS FOR THE ZONE DISTRICT WITH WHICH THE MAPPED D DISTRICT IS COMBINED SHALL BE PERMITTED IN SUCH COMBINED DISTRICTS. ALL RESTRICTIONS AND PROHIBITIONS PROVIDED WITH RESPECT TO EITHER OF THE ZONE DISTRICTS SO COMBINED SHALL ALSO APPLY, EXCEPT AS SPECIFICALLY MODIFIED BY THIS ARTICLE.

4603 -- REVIEW STANDARDS

4603.1 -- IN AREAS MAPPED D, R-5-C, R-5-D, SP, OR C-1, A CHANCERY IS A PERMITTED USE PROVIDED THAT THE BOARD OF ZONING ADJUSTMENT SHALL DETERMINE AFTER A PUBLIC HEARING THAT THE PROPOSED USE AND THE BUILDING IN WHICH THE USE IS

TO BE LOCATED ARE COMPATIBLE WITH THE PRESENT AND PROPOSED DEVELOPMENT OF THE NEIGHBORHOOD.

4603.2 -- IN DETERMINING COMPATIBILITY WITH THE PRESENT AND PROPOSED DEVELOPMENT OF THE NEIGHBORHOOD, THE BOARD OF ZONING ADJUSTMENT MUST FIND THAT:

4603.21 -- THE ARCHITECTURAL DESIGN AND THE ARRANGEMENT OF ALL STRUCTURES AND OF OFF-STREET PARKING SPACES ARE IN KEEPING WITH THE CHARACTER OF THE NEIGHBORHOOD.
UNCLASSIFIED

PAGE 04 STATE 182177

4603.22 -- THE HEIGHT OF THE BUILDING DOES NOT EXCEED THE MAXIMUM PERMITTED IN THE APPLICABLE SINGLE OR COMBINED ZONE DISTRICT IN WHICH IT IS LOCATED.

4603.23 -- YARD, COURT AND LOT OCCUPANCY DO NOT EXCEED THE MAXIMUM PERMITTED IN THE APPLICABLE SINGLE OR COMBINED ZONE DISTRICT IN WHICH IT IS LOCATED.

4603.24 -- THE MAXIMUM FAR DOES NOT EXCEED THE FAR PRESCRIBED FOR THE APPLICABLE SINGLE OR COMBINED ZONE DISTRICT IN WHICH IT IS LOCATED OR AN FAR OF 1.5, WHICHEVER IS GREATER.

4603.25 -- EXCEPT FOR CHANCERIES LOCATED IN R-5-C OR R-5-D ZONE DISTRICTS, OFF-STREET PARKING SPACES WILL BE PROVIDED AT A RATIO OF NOT LESS THAN ONE SUCH SPACE FOR EVERY EIGHT HUNDRED (800) SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO CHANCERY USE.

4603.26 -- IN AN R-5-C DISTRICT, OFF-STREET PARKING SPACES WILL BE PROVIDED AT A RATIO OF NOT LESS THAN ONE SUCH SPACE FOR EACH TWELVE HUNDRED (1,200) SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO CHANCERY USE.

4603.27 -- IN AN R-5-D DISTRICT OFF-STREET PARKING SPACES WILL BE PROVIDED AT A RATIO OF NOT LESS THAN ONE SUCH SPACE FOR EACH ONE THOUSAND EIGHT HUNDRED (1,800) SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO CHANCERY USE.

4603.28 -- THE USE WILL NOT CREATE DANGEROUS OR OTHER OBJECTIONABLE TRAFFIC CONDITIONS.

4603.29 -- THE BOARD OF ZONING ADJUSTMENT MAY REDUCE THE AMOUNT OF OFF-STREET PARKING SPACES TO BE REQUIRED IN SUBSECTION 4603.25 SUBJECT TO THE PROVISIONS OF SUBSECTIONS 7203.2 AND 7203.3.

4604 -- PROCESS

4604.1 -- THE BOARD OF ZONING ADJUSTMENT SHALL REFER THE APPLICATION AND SITE PLAN TO THE DISTRICT OF COLUMBIA
UNCLASSIFIED

PAGE 05 STATE 182177

MUNICIPAL PLANNING OFFICE FOR COORDINATION, REVIEW AND REPORT, SAID REPORT TO INCLUDE ANY RECOMMENDATIONS OF OTHER DISTRICT DEPARTMENTS AND AGENCIES INCLUDING THE

DEPARTMENTS OF TRANSPORTATION, ENVIRONMENTAL SERVICES, AND HOUSING AND COMMUNITY DEVELOPMENT. COMMENT ALSO SHALL BE REQUESTED OF THE U.S. DEPARTMENT OF STATE, THE NATIONAL CAPITAL PLANNING COMMISSION, AND IN AREAS OF ITS JURISDICTION OF THE U.S. COMMISSION OF FINE ARTS.

4604.2 -- WHEN THE PROPOSED CHANCERY IS TO BE LOCATED IN A DESIGNATED HISTORIC DISTRICT OR STRUCTURE THE REPORT OF THE HISTORIC PRESERVATION OFFICER OF THE DISTRICT OF COLUMBIA SHALL BE OBTAINED. TO FACILITATE THIS REVIEW THE APPLICANT SHALL, AT THE REQUEST OF THE HISTORIC PRESERVATION OFFICER, SUBMIT EXTERIOR ELEVATIONS OF ALL BUILDINGS AND STRUCTURES SHOWING ANY PROPOSED EXTENTION, ALTERATIONS OR ADDITIONS.

4604.3 -- THE BOARD OF ZONING ADJUSTMENT MAY REQUIRE SPECIAL TREATMENT AND IMPOSE SUCH CONDITIONS PERTAINING TO THE LOCATION OF OFF-STREET PARKING SPACES, LOADING BERTHS, CURB CUTS, SCREENING AND LANDSCAPING AND OTHER FACILITIES AS IT SHALL DEEM NECESSARY TO ASSURE COMPATIBILITY WITH THE PRESENT PROPOSED DEVELOPMENT OF THE NEIGHBORHOOD.

4605 -- OTHER ZONE DISTRICTS

4605.1 -- IN A W, C-R, C-2, C-3, C-4 OR C-5 DISTRICT

A CHANCERY USE SHALL BE ESTABLISHED IN ACCORDANCE WITH THE HEIGHT, YARD, COURT, LOT OCCUPANCY, FLOOR AREA RATIO, PARKING SPACE AND LOADING BERTH REQUIREMENTS OF THE DISTRICT IN WHICH IT IS PROPOSED TO BE LOCATED.

4605.2 -- EXISTING CHANCERY USES MAY EXPAND WHERE LOCATED OR BE REPLACED BY OTHER CHANCERY USES IN ACCORDANCE WITH THIS ARTICLE AND PROVIDED THAT IN ANY D, R-1-A, R-1-B, R-2, R-3, R-4, R-5-A, R-5-B OR C-1 DISTRICT ANY ADDITIONS TO THE BUILDINGS OR STRUCTURES USED AS A UNCLASSIFIED

PAGE 06 STATE 182177

CHANCERY SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 4603 AND 4604.

4606 -- EMBASSIES

4606.1 -- AN EMBASSY SHALL BE PERMITTED IN ANY DISTRICT WHERE A DWELLING IS PERMITTED, SUBJECT TO THE STANDARDS OF USE, OCCUPANCY AND DEVELOPMENT OF THE DISTRICT IN WHICH IT IS LOCATED.

4607 -- INTERNATIONAL AGENCIES

4607.1 -- AN INTERNATIONAL AGENCY SHALL BE PERMITTED IN ANY SP, W, C-R, C-2, C-3, C-4, C-5, C-M OR M DISTRICT PROVIDED THAT:

4607.11 -- THE INTERNATIONAL AGENCY IS ESTABLISHED IN ACCORDANCE WITH THE STANDARDS OF USE, OCCUPANCY AND DEVELOPMENT OF THE DISTRICT IN WHICH IT IS LOCATED.

4607.12 -- IN AN S P DISTRICT AN INTERNATIONAL AGENCY SHALL BE ESTABLISHED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 4603 AND 4604.

4608 -- PENDING PUD APPLICATIONS

4608.1 -- VALID PENDING APPLICATIONS TO LOCATE CHANCERIES OR INTERNATIONAL AGENCIES UNDER PROCEDURES OF THE PLANNED UNIT DEVELOPMENT PROCESS (PUD) MAY, AT THE OPTION OF THE APPLICANT, CONTINUE TO BE CONSIDERED UNDER THOSE PROCEDURES. THIS SUBSECTION APPLIES TO APPLICATIONS FILED WITH THE COMMISSION PRIOR TO JULY 13, 1978.

"III. OTHER SECTIONS OF THE ZONING REGULATIONS SHALL BE AMENDED, AS FOLLOWS:

A. ADD A NEW PARAGRAPH TO PERMIT EXISTING CHANCERIES TO REMAIN IN RESIDENTIAL DISTRICTS, AS FOLLOWS:

PAGE 07 STATE 182177

CERIES TO REMAIN IN RESIDENTIAL DISTRICTS, AS FOLLOWS:

3101.313 -- EXISTING CHANCERY USE, PROVIDED ANY ADDITIONS TO BUILDINGS OR STRUCTURES SHALL BE SUBJECT TO THE PROVISIONS OF SECTIONS 4603 AND 4604.

B. DELETE PARAGRAPH 3101.410 WHICH PERMITS A CHANCERY USE WITH APPROVAL OF THE BOARD OF ZONING ADJUSTMENT IN THE R-1-A AND LESS RESTRICTIVE DISTRICTS.

C. ADD A NEW PARAGRAPH TO PERMIT CHANCERIES IN THE R-5-C AND R-5-D DISTRICTS IN ACCORDANCE WITH THE CHANCERY ACT, AS FOLLOWS:

3105.46 -- CHANCERY IN THE R-5-C AND R-5-D DISTRICTS, SUBJECT TO THE PROVISIONS OF SECTIONS 4603 AND 4604.

D. AMEND THE S P DISTRICT REGULATIONS TO PERMIT CHANCERIES AND INTERNATIONAL AGENCIES AS SPECIAL EXCEPTIONS, AS FOLLOWS:

1. DELETE CHANCERIES FROM THE LIST OF USES IN SUBSECTIONS 4101.35 AND 4101.42.

2. ADD A NEW PARAGRAPH:

4101.49 -- CHANCERY OR INTERNATIONAL AGENCY, SUBJECT TO THE PROVISIONS OF SECTIONS 4603 AND 4604.

E. AMEND THE W AND C R DISTRICT REGULATIONS TO PERMIT CHANCERIES AND INTERNATIONAL AGENCIES, BY ADDING:

4402.220 -- CHANCERY OR INTERNATIONAL AGENCY.

4502.221 -- CHANCERY OR INTERNATIONAL AGENCY.

F. AMEND THE C-1 DISTRICT REGULATIONS TO PERMIT CHANCERIES AS SPECIAL EXCEPTIONS, AS FOLLOWS:

1. DELETE SUBSECTION 5101.39.

2. ADD A NEW SUBSECTION:

5101.46 -- CHANCERY, SUBJECT TO THE PROVISIONS OF SECTIONS 4603 AND 4604.

G. AMEND THE C-2 DISTRICT REGULATIONS TO PERMIT CHANCERIES AND INTERNATIONAL AGENCIES, BY ADDING:

5102.37 -- CHANCERY OR INTERNATIONAL AGENCY.

H. AMEND SUBSECTION 8207.2 TO INCLUDE THE FOLLOWING:

CHANCERY,
UNCLASSIFIED

PAGE 08 STATE 182177

EXPANSION ANY R DISTRICT 3101.313,

CHANCERY R-5-C OR R-5-D 3105.46, 4603
4604

SP 4101.49,
4603, 4604

C-1 4101.46,
4603, 4604

D 4602, 4603,
4604

INTERNATIONAL

AGENCY SP 4101.49,
4603, 4604

"I. AMEND SECTION 2101 TO INCLUDE THE D DISTRICT, AS
FOLLOWS:

2101.17 -- MIXED USE DIPLOMATIC DISTRICT

D -- LOW AND MEDIUM DENSITY" CHRISTOPHER

UNCLASSIFIED

<< END OF DOCUMENT >>

Message Attributes

Automatic Decaptioning: X
Capture Date: 26 sep 1999
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 19 jul 1978
Decaption Date: 01 jan 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 jan 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1978STATE182177
Document Source: ADS
Document Unique ID: 00
Drafter: L/M:KEMALMBORG
Enclosure: n/a
Executive Order: N/A
Errors: n/a
Expiration:
Film Number: D780296-0729
Format: TEL
From: STATE
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1978/newtext/t197807106/baaazhf.tel
Line Count: 301
Litigation Code IDs:
Litigation Codes:
Litigation History:
Locator: TEXT ON-LINE, TEXT ON MICROFILM
Message ID: 3971566b-c288-dd11-92da-001cc4696bcc
Office: ORIGIN L
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 6
Previous Channel Indicators:
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: n/a
Retention: 0
Review Action: RELEASED, APPROVED
Review Content Flags:
Review Date: 29 mar 2005
Review Event:
Review Exemptions: n/a
Review Media Identifier:
Review Release Date: N/A
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
SAS ID: 1857469
Secure: OPEN
Status: NATIVE
Subject: CHANCERY DEVELOPMENTS
TAGS: AMGT
To: MOSCOW
Type: TE
vdkgvwkey: odb://SAS/SAS.dbo.SAS_Docs/3971566b-c288-dd11-92da-001cc4696bcc
Review Markings:
Sheryl P. Walter
Declassified/Released
US Department of State
EO Systematic Review
20 Mar 2014
Markings: Sheryl P. Walter Declassified/Released US Department of State EO Systematic Review 20 Mar 2014